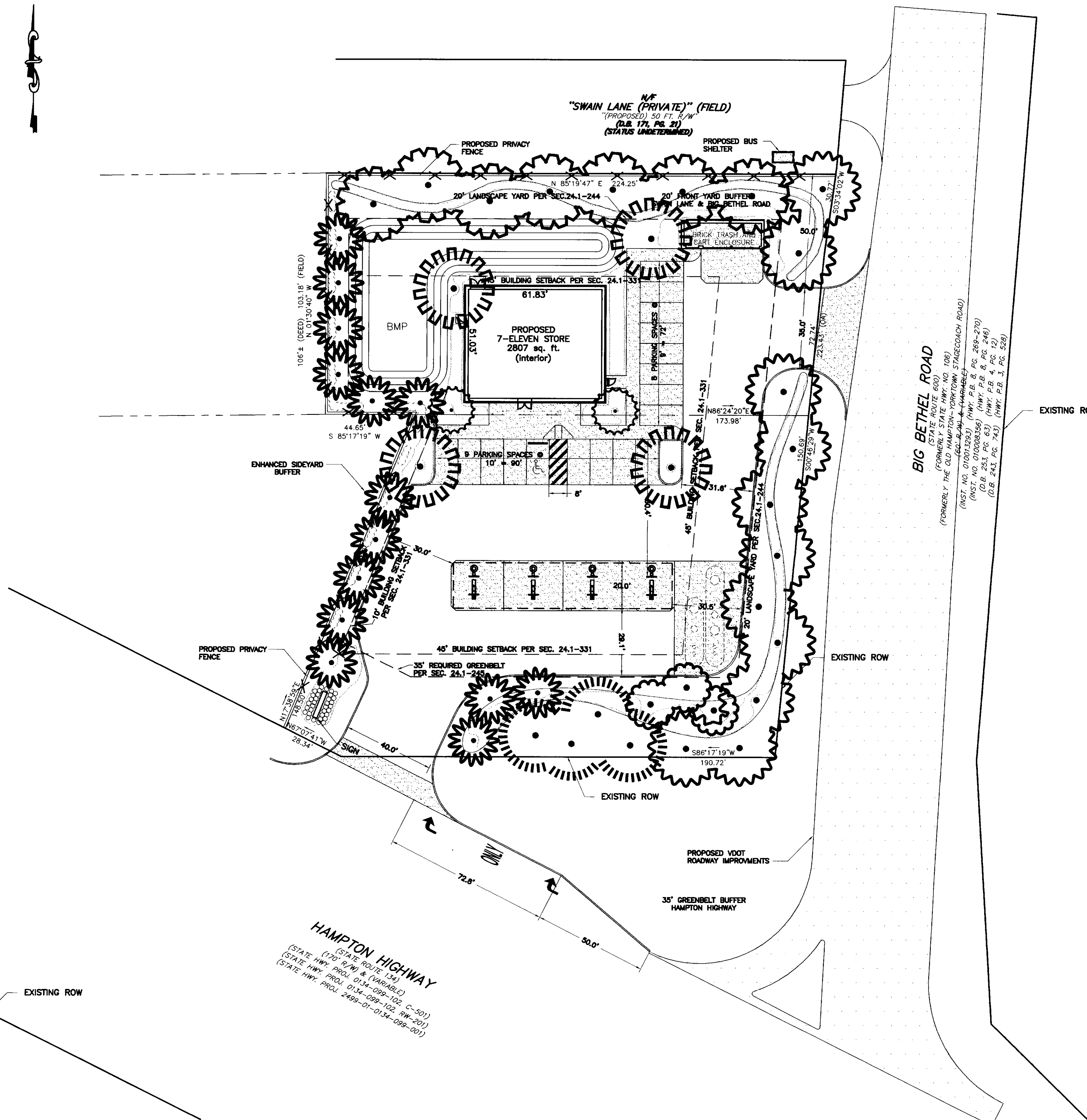


FILE NAME: P:\7-Eleven South\Hampton-Big Bethel\000\Sup\Big Bethel Preliminary Site Plan.dwg LAYOUT NAME: Concept B - SUP Prelim Site PLOTTED: Thursday, March 16, 2006 - 3:27pm

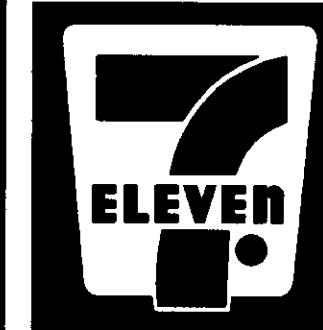
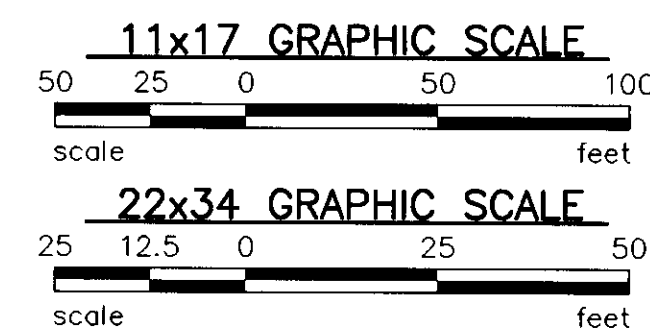


SITE DATA AND TABULATIONS

OWNERS:	ERNESTINE D. YANCEY AND CATHERINE E. GRAY 2117 HAMPTON HWY. YORKTOWN, VA 23693
DEVELOPER:	TESSEMA AND SHIRLEY J. BERGA 3215 BIG BETHEL ROAD YORKTOWN, VA 23693
DESIGNER/ APPLICANT:	7-ELEVEN, INC. 5300 SHAWNEE ROAD ALEXANDRIA, VIRGINIA 22312 PH # 703-642-0711
LOCATION:	BLAKEMAN CORPORATION 770 INDEPENDENCE CIRCLE, SUITE 100 VIRGINIA BEACH, VIRGINIA 23455 PH # 757-268-0081
CURRENT ZONING:	GB
ADJACENT ZONING:	NORTH - N/A WEST - GB/R-20 EAST - N/A SOUTH - N/A
EXISTING LAND USE:	THE AFFECTED PROPERTY CURRENTLY CONSISTS OF TWO SEPARATE RESIDENTIAL DEVELOPMENTS.
PROPOSED LAND USE:	THE SITE IS PROPOSED AS A 7-ELEVEN CONVENIENCE STORE WITH GAS STATION (SALES ONLY).
BUILDING HEIGHT:	23 FEET (1 STORY BUILDING)
EXISTING SITE AREA:	52,496.11± SQ. FT. 1.21± ACRES
REQUIRED SETBACKS:	FRONT: 45' RIGHT SIDE: 10' STREET SIDE: 45' REAR: 45' CANOPY: 45'
PARKING:	LOADING SPACES 1 REQUIRED LOADING SPACES 1 PROVIDED HANDICAP SPACES 1 REQUIRED HANDICAP SPACES 1 PROVIDED PARKING SPACES 14 REQUIRED PARKING SPACES 17 PROVIDED

GENERAL NOTES:

1. THE SITE IS DESIGNED PER GB ZONING REQUIREMENTS OF THE COUNTY OF YORK ZONING ORDINANCE.
2. THE PROPERTY INFORMATION WAS PROVIDED BY ATLANTIC COMMERCIAL, CITY PLATS AND VDOT CONSTRUCTION PLANS. LOCATION OF PROPOSED PROPERTY LINES IS APPROXIMATE.
3. THE COUNTY OF YORK STATES A PUMPSTATION WILL BE REQUIRED FOR A SANITARY SEWER CONNECTION. THE COUNTY ALSO STATED THERE IS WATER AVAILABLE TO THIS SITE FROM BIG BETHEL ROAD WHICH IS OPERATED BY THE CITY OF NEWPORT NEWS WATER WORKS.
4. THE COUNTY OF YORK INDICATED A TRAFFIC STUDY MAY BE REQUIRED.
5. PER CONVERSATIONS WITH THE COUNTY OF YORK, A STORM WATER DETENTION POND WILL BE REQUIRED FOR PRE TO POST DEVELOPMENT GUIDELINES.
6. PER THE COUNTY OF YORK ZONING ORDINANCE, A LANDSCAPED OPEN SPACE STRIP A MINIMUM OF TEN FEET (10') IN WIDTH SHALL BE PROVIDED ADJACENT TO AND SURROUNDING ALL BUILDINGS. IN NO CASE SHALL OFF-STREET PARKING BE LOCATED WITHIN TEN FEET (10') OF ANY BUILDING ON THE SITE.
7. THE PROPERTY IS LOCATED IN A LOW LYING AREA WHICH INDICATES DRAINAGE ISSUES WITH THE PROPOSED STORM WATER DETENTION POND.
8. AS PER COUNTY OF YORK ZONING ORDINANCE, NO AREA WITHIN THE GREENBELT SHALL BE DISTURBED. PRIOR TO SITE PLAN APPROVAL A SURVEY SHOWING ALL EXISTING TREES SHALL BE SUBMITTED.



Blakeway Corp
Planning | Engineering | Project Management
770 INDEPENDENCE CIRCLE, SUITE 100
VIRGINIA BEACH, VIRGINIA
TEL 757-226-0081
FAX 757-226-8765

7-ELEVEN CORPORATION
CONVENIENCE STORE W/GAS

PRELIMINARY SITE PLAN

HAMPTON HIGHWAY & BIG BETHEL RD
YORKTOWN, VIRGINIA

PROJECT REVISIONS
DATE
3/16/06

ISSUE DATE:
3-JAN-06

SHEET
C-1

SHEET 1 OF 1

RECEIVED

MAR 17 2006

YORK COUNTY
PLANNING DIVISION